



DNRC Timber Appraiser



Appraisal Name	Lynch Creek Gorge
Appraisal Type	Permit
Area Office	NWLO
Date	12/15/2020

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	\$15.27	\$89.94	Harvest Unit	495 Acres
FI Fee	\$5.04	\$29.70	Net Conversion	5.89 Tons/Mbf
			NWLO	\$29.70 /Mbf
			SWLO	\$24.25 /Mbf
			CLO	\$9.15 /Mbf
			EAST	\$1.00 /Mbf
Minimum Sale Value	\$44,512			
Estimated Sale Volume	2,915	Tons		
Total FI Payment	\$14,691.60			
5% Down Payment	\$2,225.60			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA 2020- 3rd Qtr	Minimum Value
Ponderosa pine			\$533.10	\$0.00
Douglas-fir	405	15.3	\$707.92	\$36,427.07
Western larch			\$707.92	\$0.00
Lodgepole pine			\$660.49	\$0.00
White fir			\$659.30	\$0.00
White pine			\$661.37	\$0.00
White wood/other			\$660.49	\$0.00
Red cedar			\$1,424.12	\$0.00
Blue stained			\$491.85	\$0.00
Dead/dry	90	16.2	\$375.92	\$8,094.90
Total	495.0	15.5	\$648	\$44,521.97

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$4,469.00	Tractor Yarding	170 Feet	15
Maintenance Costs	\$2,467.00	Excavator Yarding	180 Feet	85
Slash Costs		Skyline Yarding	Feet	
		Unpaved Haul	3.0 Miles	
		Paved Haul	27.5 Miles	